



7 Callow Drive  
Bloxham, OX15 4TT



ROUND & JACKSON  
ESTATE AGENTS









**A beautifully presented four-bedroom detached family home located on this sought after new development on the edge of this well served and sought after village.**

#### The Property

7 Callow Drive, Bloxham is a spacious and beautifully presented family house which is pleasantly located fronting a large green within this popular modern development on the edge of the village. On the ground floor there is a large hallway, a cloakroom, a dual aspect sitting room, a large kitchen/dining room and a utility room with access to the garden. On the first floor there is a central landing, a master bedroom with en-suite, three further bedrooms and a family bathroom. To the side of the property there is a driveway and a single garage and to the rear there is a larger than average west facing garden. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

#### Entrance Hallway

Main entrance door to the front, stairs to first floor with retractable drawer storage beneath and doors to all ground floor accommodation.

#### Sitting Room

A spacious dual aspect room with double doors to the rear garden, a window to the front, ample space for a range of furniture and a panelled feature wall suitable for a TV.

#### Kitchen/Dining Room

An open plan, dual aspect room with ample space for dining and lounge furniture. The kitchen is fitted with a range of eye level cabinets and base units and drawers with work surfaces over, a one and a half bowl sink and draining board and a four ring gas hob with extractor over. Integrated fridge/freezer, double oven and dishwasher. Wood effect flooring, door to the utility room.

#### Utility Room

Fitted work surfaces with inset sink and drainer, space for a washing machine and tumble dryer, wall mounted boiler and a door to the rear garden.

#### First Floor Landing

A central landing with a hatch to the loft space, a storage cupboard and doors to all first floor accommodation.

#### Master Bedroom

A double room with ample space for wardrobes, a window to the front and a modern en-suite shower room with heated towel rail.

#### Bedroom Two

A double room with a window to the front.

#### Bedroom Three

A double room with a window to the front.

#### Bedroom Four

A good size single room with a window to the rear.

#### Family Bathroom

Fitted with a modern suite comprising a panelled bath with a shower over, a wash hand basin and W.C. Attractive tiling, heated towel rail and a window to the rear.

#### Outside

The property is pleasantly situated on the edge of the development and fronts a large green area. To the side of the property there is a driveway with an EV charging point, parking for two cars and access to the single garage. There is a large west facing garden to the rear of the property which is laid to lawn with a paved patio adjoining the house and a raised wooden deck ideal for socialising and relaxing.

#### Garage

A single garage with an up and over door to the front and a personal door to the garden.



#### Directions

From Banbury proceed south westerly via the Bloxham Road (A361) and continue for approximately two and a half miles until the village of Bloxham is reached. Travel through the village and past the parade of shops and then bear left at the mini roundabout onto the Barford Road. Take the first left hand turn into the Milton Road and then your second right into Dickenson Road. Continue along this road and bear right onto Callow Drive then follow the road around to the left where the property will be found fronting the large green.

#### Situation

Bloxham is a large ironstone village south west of Banbury on the A361 Chipping Norton Road. Within the village there are a range of amenities including post office, local shops, hairdressers, petrol station, a choice of public houses and churches, dentist and doctor's surgery. Schooling within the village includes primary, secondary and Bloxham School, an independent co-educational school catering for boarders and day pupils. Tudor Hall Girls School is approximately one mile outside of the village. Further comprehensive facilities can be found in the nearby market town of Banbury that include the Castle Quay Shopping Centre and the Spiceball Leisure Centre. The M40 Jct 11 is to the east of the town gives access to both Birmingham and London. From Banbury there is also a mainline railway station with services to London Marylebone in under an hour.



#### Services

All mains' services connected.

#### Local Authority

Cherwell District Council. Tax band E.

#### Viewings

Strictly by prior arrangement with Round & Jackson.

#### Tenure

A freehold property.

**Asking Price: £460,000**



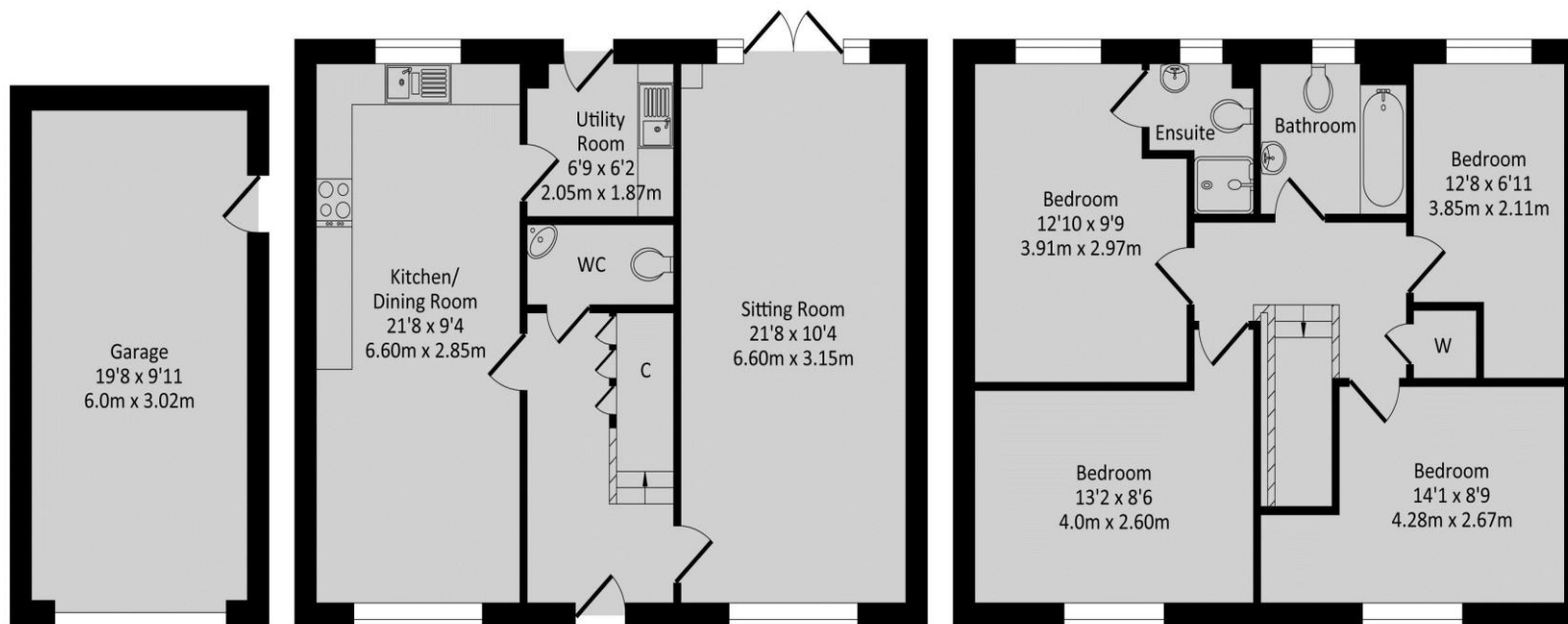




Garage  
Approx. Floor  
Area 195 Sq.Ft.  
(18.10 Sq.M.)

Ground Floor  
Approx. Floor  
Area 587 Sq.Ft.  
(54.5 Sq.M.)

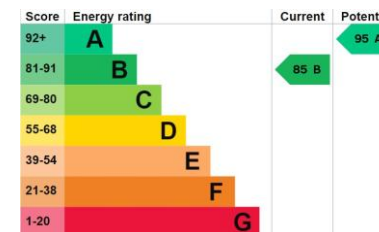
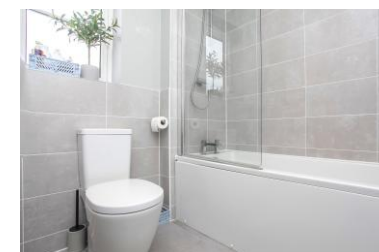
First Floor  
Approx. Floor  
Area 587 Sq.Ft.  
(54.5 Sq.M.)



**Total Approx. Floor Area 1369 Sq.Ft. (127.1 Sq.M.)**

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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